



**SHREWSBURY PLANNING BOARD
SHREWSBURY, MASSACHUSETTS**

MINUTES

Special Meeting: September 15, 2006 - 8:00 A.M.

Location: Engineering Department - Municipal Office Building

Present: Melvin P. Gordon, Chairman
Stephan M. Rodolakis, Vice-Chairman
Kathleen M. Keohane, Clerk
Donald F. Naber
Joyce O'Connor Davidson

Also Present: Jack Perreault, Town Engineer
Eric Denoncourt, Engineer/Planner

- Mr. Gordon opened the meeting at 8:05 A.M.
- Mr. Denoncourt reviewed the changes to the map including removal of the two parcels on Douglas Circle. The map was also changed for printing in black & white.
- Mr. Denoncourt reviewed changes and additions to the recommendation letter that had been emailed to the Board. Based on comments and review of the Zoning Bylaw, several uses were added to the letter as possible restricted uses.
- The Board discussed the letter and the proposed restricted uses.
- Mr. Denoncourt explained that there is no specific use listed in the bylaw for fast food. All Restaurants and Coffee Shops fall under the same use category within the bylaw.
- Mr. Rodolakis suggested adding the words "free standing" before fast food restaurant.
- Mr. Gordon commented that this would restrict the larger franchises typically found in stand alone buildings but allow a smaller business within a multi-use building.
- Ms. Keohane suggested changing the wording of "gas stations, repair shops" to "gasoline stations, garages and repair shops" to match uses as listed in the Zoning Bylaw.
- Mr. Rodolakis suggested the following additional wording be added.
"Council for the applicant and/or landowner shall deliver a deed restriction consistent with the foregoing and in such form and subject as acceptable to Town Council prior to the Special Town Meeting. If the deed restriction is so delivered, the Planning Board recommends the attached substitute motion for Article 4. If said deed restriction is not delivered, the Planning Board recommends against Article 4."
- Ms. Keohane noted that a comma should be added after the word "matter" in the last sentence.
- The Board voted unanimously to conditionally recommend the amended motion for Article 4 as discussed and authorize Mr. Gordon to sign the letter after revisions noted during the meeting.
- The meeting was adjourned at 8:24 A.M.

Respectfully Submitted,

Eric Denoncourt